

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JUNE 26, 2007** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 A.M. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Joel Paulson, Associate Planner

Guido Persicone, Assistant Planner

Wayne Hokanson, Fire Department

Anthony Ghioffi, Building Official

Fletcher Parsons, Associate Engineer

VERBAL COMMUNICATIONS

Baily stated that the Architecture and Site application for 16461 S. Kennedy Road was continued to this meeting, but was erroneously not included on this agenda. The applicant is not ready and has requested a continuance. The matter will be rescheduled for the meeting of July 10, 2007, and the neighbors who expressed an interest in this application were informed prior to this meeting.

PUBLIC HEARINGS

ITEM 1: 644 San Benito Avenue
Architecture and Site Application S-07-161

Requesting approval to exceed the allowable FAR on property zoned R-1D.

APN 410-14-004

PROPERTY OWNER: Hamish Fallside and Julie Livingston

APPLICANT: Sara Lambert

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Parsons* moved to approve the application subject to the conditions presented with the following findings and considerations as modified to meet a concern of a neighbor who contacted the Town prior to the meeting:

- (a) That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and

- (b) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
- (c) Pursuant to Section 29.40.075 of the Zoning Code for exceeding the FAR:
 - (1) The design theme, sense of scale, exterior materials and details of the proposed project are consistent with the provisions of:
 - a. Any applicable landmark and historic preservation overlay zone (Not applicable); and
 - b. Any applicable specific plan (Not applicable); and
 - c. The adopted residential development standards (The proposed project is consistent with the Residential Development Standards. The only exterior change will result in an existing window being enlarged to meet egress requirements); and
 - (2) The lot coverage, setbacks and FAR of the proposed project are compatible with the development on surrounding lots. (The proposed project will not change the lot coverage or existing setbacks, and there are many other existing homes in the immediate area which have an FAR equal to or greater than the FAR proposed.)

- 7. *Paulson* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

ITEM 2: 66 Alpine Avenue
 Architecture and Site Application S-07-48

Requesting approval to legalize an accessory structure over 450 square feet that exceeds the lot coverage requirements for an accessory structure on property zoned R-1:20. APN 529-37-006
PROPERTY OWNER: Keith Krach
APPLICANT: VMK Design Group

- 1. *Chair Baily* opened the public hearing.
- 2. Staff gave report on proposed project.
- 3. Applicant was introduced.
- 4. Members of the public were present:
Ken Lavezzo, neighbor, who had no concerns with the application and was curious about the process.
- 5. Public hearing closed.
- 6. *Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - (b) That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance; and
 - (c) That the setback of the accessory structure is compatible with the neighborhood and is permitted pursuant to Section 29.10.265 (3) of the Zoning Ordinance which authorizes exceptions to the Town Code for nonconforming lots.
- 7. *Hokanson* seconded, motion passed unanimously.
- 8. Appeal rights were cited.

OTHER BUSINESS

ITEM 3: 78 W. Main Street
Architecture and Site Application S-07-177

Requesting approval to install an awning on a commercial building on property zoned C-2-LHP. APN 529-02-007
PROPERTY OWNER: Rita Minnis
APPLICANT: Jill Nelson

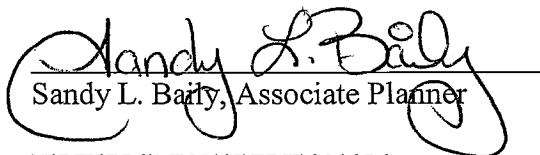
A representative for the project was not present. The project was deemed complete and *Ghiossi* made the following findings and considerations:

- (a) That the project is Categorically Exempt pursuant to Class 1 Section 15301 of the California Environmental Quality Act Guidelines; and
- (b) That the project meets the Town of Los Gatos Commercial Design Guidelines; and
- (c) That the project is in conformance with the considerations for Architecture and Site Applications as set forth in Section 29.20.150 of the Town Code; and
- (d) As required by Section 29.80.290 (2) of the Town Code for approval of work within an historic district: The proposed work will neither adversely affect the exterior architectural characteristics or other features of the property which is the subject of the application, nor adversely affect its relationship, in terms of harmony and appropriateness, with its surroundings, including neighboring structures, nor adversely affect the character, or the historical, architectural or aesthetic interest or value of the district in that it meets the development standards and that it was accepted by the Historic Preservation Committee.

Parsons seconded, motion passed unanimously. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 9:20 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.


Sandy L. Bailly, Associate Planner